



DEPARTMENT OF COMMUNITY  
DEVELOPMENT  
PLANNING DIVISION  
TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CT 06107-2431  
TEL: 860.561.7555 FAX: 860.561.7504  
[www.westhartfordct.gov](http://www.westhartfordct.gov)

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan  
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

File #: 1311 Date Received: 6.22.17

Street Address of Proposed Application: 34 (aka 36) LaSalle Rd.

Zone: \_\_\_\_\_ Acreage/Lot Area: \_\_\_\_\_ Parcel/Lot#: \_\_\_\_\_

Application Fee: \$350. Surcharge Fee: \$60. Affidavit Fee: \$20.

Applicant's Interest in Property: Leasing the space

Brief Description of Proposed Activity: "Restaurant" Outside  
Patio 10 seats "DIVISION WEST"

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Sarjach Partners LLC

Jimi Brahim

Record Owner's Name

Applicant's Name

PO Box 27763

36 LaSalle Road

Street  
West Hartford CT 06127

Street  
West Hartford CT 06107

City State Zip

City State Zip

860 978 9253

860 967 4447

Telephone #

Telephone #

Contact Person:

JIMI BRAHIMI

Name

Applicant's Signature

292 Middletown Rd

[Signature] - Agent of Sarjach Partners

Street

Signature of Owner/Authorized Agent

Berlin CT, 06037

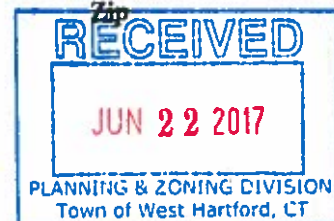
City State Zip

860 967 4447

Telephone #

Bjmi.2022@gmail.com  
cc: JAB@JABAIH.com

Email Address



RECEIVED

JUL 17 2017

PLANNING & ZONING DIVISION  
Town of West Hartford, CT

J O S E P H A B U C H E K  
A I A A R C H I T E C T L L C

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**Regarding Division West Special Use Permit (Revised 07-18-17)**

**Analysis of code 177-37.2 Requirements**

**A. Space Definition/Location**

1. A powder coated aluminum railing 42" high with an open railing separates the outdoor dining area from public way. This design maintains the open appearance of the dining area. Each railing post has a plate for stable standing position, this allows for removal and storage during the off-season.
2. The applicant would like to maintain overhead protection for its patrons in the outdoor dining area. A retractable cantilevered awning structure will be installed which extends four feet eight inches (4'-8") from the façade in order to shelter the outdoor dining which extends four feet eight inches (4'-8") from the façade. The plans show this awning placed eight feet (8'-0") above the ground.
3. No fire hydrants or hose couplings are obstructed by the outdoor dining plan, nor are any underground utility cabinets or vaults is impacted.
4. The outdoor dining area has been designed to meet the state liquor control standards. Applicant intends to continue to serve alcoholic beverages in this area and the design has been submitted to the requisite state liquor control authorities. No alcoholic beverages will be served in the proposed outdoor dining area unless all needed permits are maintained from the state.
5. The proposed outdoor dining area is adjacent to and will be maintained flush with the existing public walkway. Minimum walkway clearance will be 7'-5".

**B. Operations**

1. Handicap-accessible dining is provided, compliant with State of Connecticut code, in the proposed outdoor dining area. Diners may enter through the entrance and request an outdoor patio table from a member of the Division West staff. Patrons are then

escorted through the entrance into the outdoor dining area. The outdoor tables will be 34" high in order to accommodate a wheelchair as per the most recent ADA standards.

2. The kitchen facility has been designed to serve the entire restaurant, including the outdoor dining area. Staff will bring refuse and all other ancillary items directly into the kitchen; there will be no waste receptacles outside.
3. Applicant's plans were submitted to the West Hartford-Bloomfield Health district for review and comment prior to the 2017 public hearing. The plans have been designed such that:
  - a. The kitchen facilities are adequate to service the entire restaurant, including the outdoor dining area; and moreover, that there will be no outdoor cooking;
  - b. Outdoor storage areas will not be needed for plates, utensils, supplies, etc.;
  - c. Refuse and all other ancillary items will be taken directly into the kitchen thus negating the need for outdoor refuse receptacles
4. No outdoor heating units will be provided.
5. No outdoor music system will be provided.
6. The plans call for patrons to be seated at two tables in the outdoor dining area. There is no service bar in the outdoor dining area. Any service of alcoholic beverages will be adjunct to the service of food. Patrons will be regularly monitored, both inside the restaurant as well as at the outdoor tables. Any guest disturbing persons beyond the premises through loud, boisterous or disruptive behavior will, at a minimum, be asked to cease such behavior. If necessary, the guest will be asked to leave.
7. The outdoor dining area will not be used between 12:00 am and 8:00 am
8. Animals shall not be permitted within outdoor dining areas, except for service animals.
9. No outdoor lighting will be provided. There will be no flashing or blinking lights.

**C. Maintenance**

- 1** The outdoor dining area shall be kept clear of litter, food scraps, soiled dishes and utensils at all times. The sidewalk surface area in and around the outdoor dining area shall be swept as necessary(daily) and cleaned to remove greases, oils and stains (monthly). Spilled materials will be cleaned promptly.
- 2** No trash receptacles will be kept in patio area. Refuse and all other ancillary items will be taken directly into the kitchen and emptied when full in regular courses.
- 3** The proposal does not call for any umbrellas.
- 4** Tables and chairs are of commercial grade and will sufficiently weighted to avoid displacement by the wind.
- 5** The entirety of the proposed outdoor dining enclosure including tables, chairs, and fencing, shall be removed and stored indoors or off-premises during the months when the outdoor dining is not in use. All that will remain in the winter months is retractable awning.

**Conclusion**

Based upon the foregoing, Division West respectfully requests that the commission approve this application to amend the Special Use Permit. We are fully prepared to respond to staff comments and to address the commission's questions at the public hearing.



8 BISHOP ROAD  
WEST HARTFORD, CT 06119  
PHONE: 860-233-0242  
FAX: 860-233-0229  
MOBILE: 860-202-6951  
EMAIL: jab@jabaia.com

Forwarded to 7.31.17 to: J. Bucke  
J. Brahimi  
T. Dumais  
C. Dorau ✓

**Brittany Bermingham**

---

**From:** Tim Mikloiche  
**Sent:** Monday, July 31, 2017 10:39 AM  
**To:** Brittany Bermingham  
**Subject:** RE: SUP for Staff Review- 34 Lasalle (Division West Restaurant)

Hi Brittany,

No issue for 10 additional seats.

**Timothy J. Mikloiche, Building Official**  
**Supervisor of Inspections**  
**Town of West Hartford**

**Department of Community Development: Building Inspection Division**

50 South Main Street, Room 208 | West Hartford CT 06107 | t 860.561.7536 | f 860.561.6939

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**From:** Brittany Bermingham  
**Sent:** Thursday, July 27, 2017 12:27 PM  
**To:** Tim Mikloiche <TMikloiche@WestHartfordCT.gov>  
**Subject:** FW: SUP for Staff Review- 34 Lasalle (Division West Restaurant)

Tim- Can you take a look at this one?

Thanks,  
Brittany

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**From:** Brittany Bermingham  
**Sent:** Tuesday, July 18, 2017 10:03 AM  
**To:** Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>  
**Cc:** Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>  
**Subject:** SUP for Staff Review- 34 Lasalle (Division West Restaurant)

Hello,

Our office is in receipt of one SUP application- 34 Lasalle Road (AKA 36 Lasalle Road), Division West Restaurant, and will be going to public hearing in August. Please review the attached plans and narrative and send our office comments by Wednesday, July 26.

Please note, the attached outdoor dining application is only for **four-seats**. The application still says 10 and the applicant is working to change that. Also, there will be no heaters.

Thank you,  
Brittany

Brittany A. Bermingham



## MEMORANDUM

TO: Todd Dumais, Town Planner  
FROM: <sup>DJM</sup> Duane J. Martin, P.E., Town Engineer  
RE: 34 LaSalle Road - Special Use Permit No. 1311 – Division West Restaurant  
DATE: July 27, 2017

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The Engineering Division reviewed the Special Use Permit No. 1311 received on June 22, 2017 for 34 LaSalle Road and has no comments. We find the application acceptable.

Forwarded on July 21, 2017 to:

J. Buche K  
J. Brahimi  
T. Dumais  
C. Dorau

**Brittany Bermingham**

**From:** Brian Pudlik  
**Sent:** Friday, July 21, 2017 11:37 AM  
**To:** Brittany Bermingham  
**Cc:** Catherine Dorau; Todd Dumais  
**Subject:** RE: SUP for Staff Review- 34 Lasalle (Division West Restaurant)

Brittany,

While I have no concerns regarding the placement of the proposed outdoor dining area for this location or the plans associated with this application, I do want to stress to the applicant the importance of implementing the modified railing system with mounting flanges that are parallel to the railing as shown in detail #3 on sheet A-4.03, rather than those that are perpendicular to the railing as shown in the cut sheet for the railing system. If not implemented in this way, the mounting flange will extend into the pedestrian passage way and could pose a tripping hazard. It is particularly important in this case because the railing is proposed immediately adjacent to the property line, so if the mounting flange is perpendicular to the railing it will extend over the property line and into the right of way which is not permissible.

Brian Pudlik  
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107  
Desk: 860.561.7553 | Fax: 860.561.7504  
Department of Community Development: Planning & Zoning Division

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**Sent:** Tuesday, July 18, 2017 10:03 AM  
**To:** Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>  
**Cc:** Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>  
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Thank you,  
Brittany

Brittany A. Bermingham  
Planning Technician

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Thank you,  
Brittany

Brittany A. Bermingham  
Planning Technician  
Town of West Hartford  
Department of Community Development: Planning & Zoning Division  
50 South Main Street, Room 214 | West Hartford CT 06107 | *t* 860.561.7555 | *f* 860.561.7504  
[brittany.bermingham@westhartfordct.gov](mailto:brittany.bermingham@westhartfordct.gov)



Forwarded on 7.19.17 to: J. Buchek  
J. Blahnik  
T. Dumais  
C. Dorau

**Brittany Bermingham**

---

**From:** Bob Proctor  
**Sent:** Wednesday, July 19, 2017 10:26 AM  
**To:** Catherine Dorau  
**Cc:** Todd Dumais; Brittany Bermingham; Aimee Krauss  
**Subject:** 34 La Salle Rd. ,Division West Restaurant, SUP File #1311, OUTSIDE DINING

Cathy,

We have reviewed the narrative and plan set for the proposed outdoor dining at Division West Restaurant and find it to be acceptable as presented. It is our understanding that the SUP Application is to provide four seats at the proposed outside dining area.

Bob Proctor, RS  
West Hartford Bloomfield Health District

Forwarded on 7.19.17 to: J. Brahimi  
J. Bucher  
T. Dumais  
C. Dorau

**Brittany Bermingham**

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**From:** Tracey Gove  
**Sent:** Wednesday, July 19, 2017 7:34 AM  
**To:** Brittany Bermingham; Bob Proctor; Aimee Eberly; Brian Pudlik; Mike Sinsigalli; Tim Mikloiche  
**Cc:** Todd Dumais; Catherine Dorau  
**Subject:** RE: SUP for Staff Review- 34 Lasalle (Division West Restaurant)

No issues from PD on this.

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**From:** Brittany Bermingham  
**Sent:** Tuesday, July 18, 2017 10:03 AM  
**To:** Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>  
**Cc:** Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>  
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Thank you,  
Brittany

Brittany A. Bermingham  
Planning Technician  
Town of West Hartford  
Department of Community Development: Planning & Zoning Division  
50 South Main Street, Room 214 | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504  
[brittany.bermingham@westhartfordct.gov](mailto:brittany.bermingham@westhartfordct.gov)

## Catherine Dorau

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**From:** Catherine Dorau  
**Sent:** Thursday, June 29, 2017 1:00 PM  
**To:** 'Bjimi2022@gmail.com'  
**Cc:** 'Joseph Buchek'; Todd Dumais; Brittany Bermingham  
**Subject:** 34 (aka 36) Lasalle Road - SUP # 1311- Division West restaurant

Hello Jimi,

The Planning Division is in receipt of the Special Use Permit #1311 calling for 10 seats of outdoor dining at 34 (aka 36) Lasalle Road (Division West restaurant). A revised plan dated 6.26.17 was received. Based on review of the revised plan, and the narrative submitted with the application, I offer the following comments:

1. The 4'-8" dimension should be shown on the plan from the exterior base of the building to the property line. If there is a question regarding the location of the property line it should be verified by a land surveyor.
2. The dimension of the outdoor dining area should occupy sidewalk space in front of the restaurant only – not in front of the stairwell area. The overall dimension should be adjusted accordingly.
3. All portions of the outdoor dining (fencing, awning, heaters, etc.) should be behind the property line.
4. The current seating plan layout does not allow for ample space for patrons given the number of tables shown and should be revised. The handicapped accessible space is not accessible with a wheelchair and the spacing between tables is inadequate for patrons to sit.
5. The heater location severely restricts the use of the two chairs that are shown back to back – only inches before the chair base would hit the heater base. Adjust accordingly.
6. The dimension from the lamp post to the fence should be from the base of the lamp.
7. Details of the retractable awning should be shown on the plan including the dimensions and height of the drip edge.
8. A detail of the fence anchoring system should be provided on the plan.
9. The narrative should be revised to coincide with the plan. The following comments are based on the narrative submitted with the application – received June 22, 2017.
  - A. Space Definition/Location:
    - #2. The awning should be a min. of 7 ft. above the ground – typo clarification?
    - #5. The minimum walkway clearance should be adjusted per the plan.
  - B. Operations:
    - #1. There doesn't appear to be adequate space for H/C seating given the existing table number/layout. In order to meet Section 177-37.2 B.(1) the plan will need to be revised.
    - #4. This paragraph should be clarified – number of heaters & clarify the second sentence. Where are the storage tanks stored?
    - #5. The narrative read 'Applicant does not propose an outdoor public address/speaker system.' There was discussion about the intent of speakers being used – if so, they should be shown and detailed on the plan.
    - #9. The proposed outdoor dining lighting should be shown and detailed on the plan.
  - C. Maintenance:
    - #5. Note, if heaters are used – please contact the Fire Department for their requirements of tank storage.

The above revisions should be addressed through a revised narrative and plan submitted no later than July 11<sup>th</sup>. I will be leaving early this afternoon returning 7.10.17, if you have questions please contact Todd Dumais (860.561.7556) or [Todd.Dumais@westhartfordct.gov](mailto:Todd.Dumais@westhartfordct.gov).

Best Regards,

*Catherine Dorau*  
Associate Planner  
Town of West Hartford

Forwarded on July 18, 2017 to: J. Buchek  
T. Dumais  
C. Dorau  
J. Drahimi

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**Brittany Bermingham**

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**From:** Mike Sinsigalli  
**Sent:** Tuesday, July 18, 2017 10:56 AM  
**To:** Brittany Bermingham  
**Subject:** RE: SUP for Staff Review- 34 Lasalle (Division West Restaurant)

Brittany,

Review of the above application indicated that the railing barrier is not being secured to the pavement or the building. It has been our experience that such fences, when not securely fastened, will migrate and cause an obstruction to the path of egress travel from the building. For that reason, I am recommending that the fence be securely fastened to prohibit movement.

Michael Sinsigalli  
Assistant Fire Chief  
West Hartford Fire Department  
860-561-8308

*The fire that you prevent may be the one that would have taken your life!*

Please note email address change to [msinsigalli@westhartfordct.gov](mailto:msinsigalli@westhartfordct.gov)

[Follow Us](#)

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**From:** Brittany Bermingham  
**Sent:** Tuesday, July 18, 2017 10:03 AM  
**To:** Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>  
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Department of Community Development: Planning & Zoning Division